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### **3 Severn Mews , Stourport-On-Severn, DY13 8BL**

We are delighted to offer For Sale this mid terraced cottage that is discreetly tucked away within this town centre location being accessed via York Street. Internal inspection is essential to appreciate the accommodation on offer which consists of a lounge and kitchen to the ground floor, two bedrooms and shower room to the first floor.

The property benefits further from a gas central heating system, double glazing, front garden and a parking space accessed via a private car park in Your Street. If you are looking for that country cottage but with all the local amenities of a town centre then view this property today. Available with No Upward Chain.

Epc Band D.  
Council Tax Band B.

**Offers Around £169,950**



### 3 Severn Mews , Stourport-On-Severn, , DY13 8BL

#### Entrance Door



Double glazed stable door opens into the lounge.

#### Lounge

14'1" max 11'5" min x 13'5" (4.3m max 3.5m min x 4.1m)



Having a double glazed window to the front, open staircase with wooden balustrade, fire surround with electric fire, radiator, door to understairs storage and doorway to the kitchen.

#### Lounge

#### Kitchen

14'1" x 7'6" (4.3m x 2.3m)



Having wall and base cabinets with complimentary work surface over, single drainer sink unit with taps, cooker hood, plumbing for washing machine, part tiled walls, double glazed window to the front, wooden beams to the ceiling, wall mounted boiler and radiator.

#### First Floor Landing

Access to the loft space, doors to airing cupboard, bedrooms and the shower room.

#### Bedroom One

13'1" x 8'10" max (4.0m x 2.7m max)



Having a double glazed window to the front and radiator.

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### Bedroom Two

10'9" max 8'2" min x 8'2" max 5'2" min (3.3m max 2.5m min x 2.5m max 1.6m min)



Having a double glazed window to the front, built in storage cupboard and radiator.

### Shower Room

9'10" x 4'11" (3.0m x 1.5m)



Having a white suite comprising of a shower cubicle with wall mounted shower, pedestal wash hand basin, W/C, part tiled walls and radiator.

### Outside



Entrance gate opens in with pathway leading to the front entrance door.

### Parking

There is a parking space with this property which is approached via a private car park off York Street.

### Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

### Council Tax

Wyre Forest District Council Band B.

### Services

The agent understands that the property has mains water / e l e c t r i c i t y / g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

### Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Disclaimer

MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of



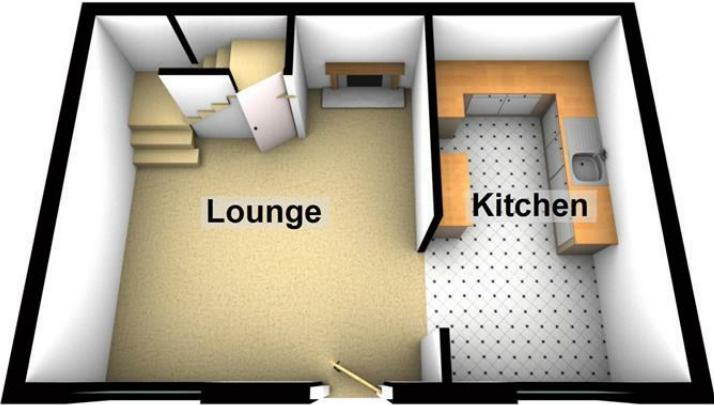
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any statement, written, verbal or visual. You should not rely on any information contained herein.

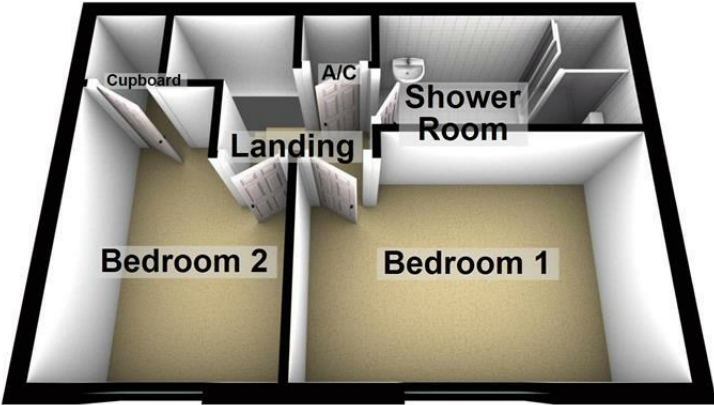
RP-04-09-2024-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	